

September 5, 2007 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

07AR0384

Roy C. and Helga E. Bray

Matoaca Magisterial District
17400 Duval Road

REQUEST: Renewal of Special Exception 00AR0242 to park a temporary manufactured home in an Agricultural (A) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. Ramona Jennings, daughter of the applicants, shall be the occupant of the manufactured home. (P)
- 2. This Special Exception shall be granted for a period not to exceed seven (7) years from date of approval. (P)
- 3. No permanent type living space may be added onto this temporary manufactured home. (P)
- 4. This temporary manufactured home must be skirted and shall not be placed on a permanent foundation. (P)

GENERAL INFORMATION

Location:

Property is known as 17400 Duval Road. Tax ID 705-676-8177 (Sheet 14).

Existing Zoning:

A

Size:

4.7 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Residential
South - A; Residential and vacant
East - A; Residential
West - A; Residential

Utilities:

Private well and septic system

General Plan:

(Upper Swift Creek Plan)

Residential
(2.0 units per acre or less)

DISCUSSION

The applicants are requesting renewal of Special Exception 00AR0242 to park a manufactured home in an Agricultural (A) District. The first permit was issued to the applicants on December 4, 1985.

The manufactured home is located on property belong to the applicants, Roy and Helga Bray. Ramona Jennings, the applicants' daughter, will be the occupant of the manufactured home.

This request, which is for seven (7) years, is in character with this neighborhood at the present time. This manufactured home is located in the Upper Swift Creek Plan area and suggests that the property

is appropriate for residential use of 2.0 units per acre or less. Adjacent properties are zoned Agricultural (A).

The manufactured home is located approximately 576 feet off the front property line and behind an existing dwelling located on the same property. The subject property consists of 4.7 acres and is zoned Agricultural (A).

If this were a new request, staff would recommend denial; however, since this manufactured home has been parked on the subject property for twenty-two (22) years, and it will not have an adverse impact on this area, staff recommends approval of this request for seven (7) years subject to Conditions 1 through 4 as noted herein.

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Chesterfield County, Virginia
Board of Zoning Appeals
July 5, 2000

PRESENT:

Mr. Joseph L. Biggs, Chairman
Mr. John E. Caperton
Mr. Graham C. Daniels
Mr. H. Stephen Moore, Jr.
Mr. Thomas E. Jacobson, Director of Planning,
Planning Department

ABSENT:

Mr. W. Baxter Perkinson, Sr., Vice-Chairman

ALSO PRESENT:

Mr. J. Michael Janosik, Secretary to the
Board of Zoning Appeals, Zoning Administrator,
Planning Department
Ms. Donna McClurg, Planner,
Planning Department
Ms. Nell Rigali, Assistant Deputy Clerk,
Planning Department
Mr. Michael P. Kozak, Assistant County Attorney,
County Attorney's Office
Mr. Stylian P. Parthemos, Senior Assistant County Attorney,
County Attorney's Office
Mr. Wendell C. Roberts, Assistant County Attorney,
County Attorney's Office
Mr. Steven J. Calabro, Director of Aviation Services,
County Airport
Mrs. Janice Blakley, Deputy Clerk,
Board of Supervisors
Mr. Bill Poole, Assistant Director for
Development Review,
Planning Department

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00AR0242: In Matoaca Magisterial District, **ROY C. AND HELGA E. BRAY** requested renewal of Special Exception (Case 90AR0290) to park a mobile home in an Agricultural (A) District. The density of this proposal is approximately 0.43 unit per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 2.0 units per acre or less. This property is known as 17400 Duval Road. Tax ID 705-676-8177 (Sheet 14).

Ms. Donna McClurg presented the background information and staff's recommendation for approval of Case 00AR0242 for seven (7) years.

Mr. and Mrs. Bray, the applicants, came forward to represent this request.

There was no opposition present.

On motion of Mr. Caperton, seconded by Mr. Daniels, the Board resolved to approve the request for renewal of Special Exception (Case 90AR0290) to park a mobile home in an Agricultural (A) District for seven (7) years in Case 00AN0254, subject to the following conditions:

CONDITIONS

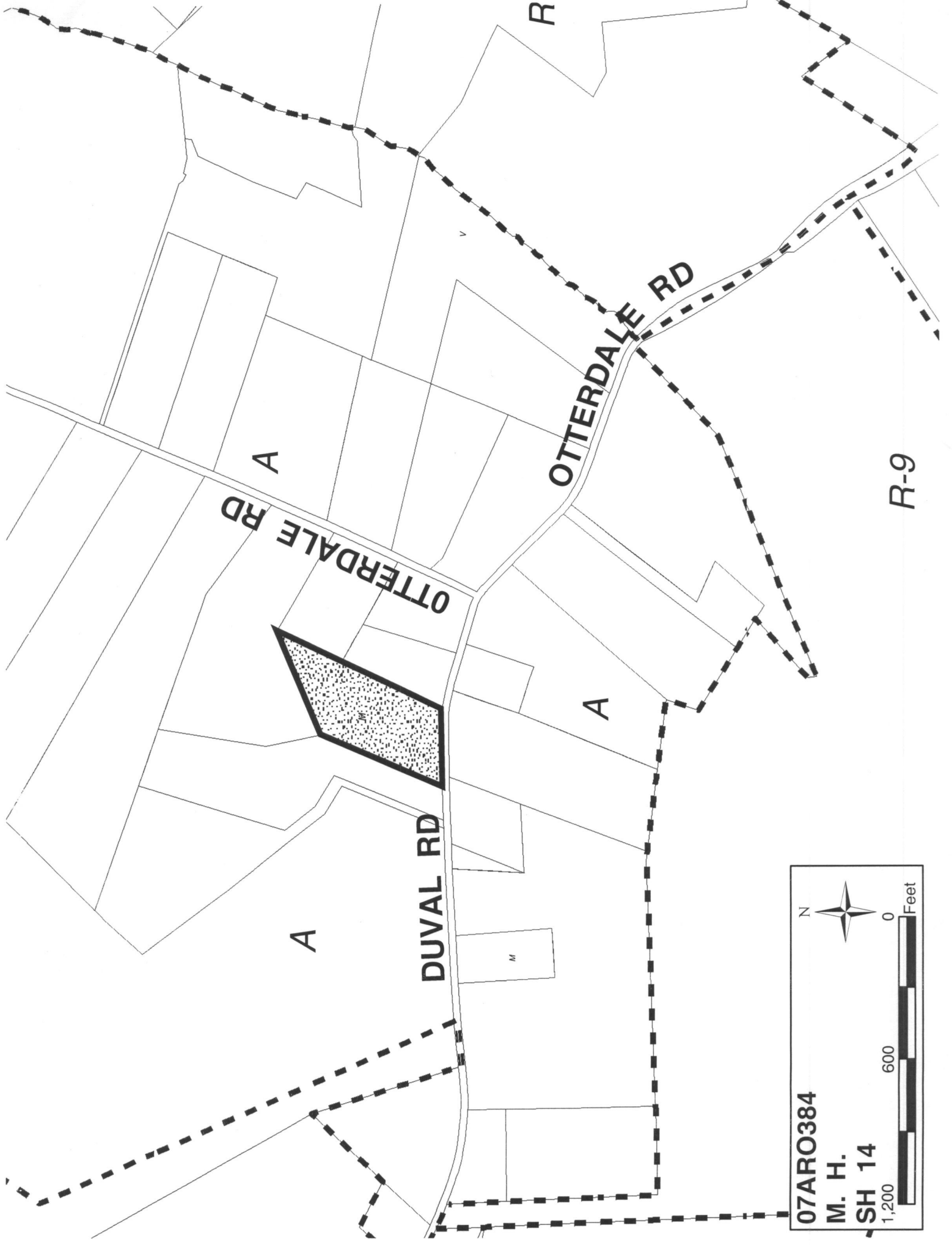
1. The applicant shall be the owner and occupant of the mobile home.
2. No lot or parcel may be rented or leased for use as a mobile home site, nor shall any mobile home be used for rental property. Only one (1) mobile home shall be permitted to be parked on an individual lot or parcel.
3. The minimum lot size, yard setbacks, required front yard, and other zoning requirements of the applicable zoning district shall be complied with, except that no mobile home shall be located closer than twenty (20) feet to any existing residence.
4. No additional permanent-type living space may be added onto a mobile home. All mobile homes shall be skirted but shall not be placed on a permanent foundation.
5. Where public (County) water and/or sewer are available, they shall be used.
6. Upon being granted a Special Exception, the applicant shall then obtain the necessary permits from the Office of the Building Official. This shall be done prior to the installation or relocation of the mobile home.
7. Any violation of the above conditions shall be grounds for revocation of the mobile home permit.

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AYES: Messrs. Biggs, Caperton, Daniels and Moore.

ABSENT: Mr. Perkinson.

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